

## \$2,450,000 - 13804 85 Avenue, Edmonton

MLS® #E4442373

**\$2,450,000**

5 Bedroom, 4.50 Bathroom, 3,029 sqft

Single Family on 0.00 Acres

Laurier Heights, Edmonton, AB

Welcome to luxury living in Laurier, one of Edmonton's most prestigious neighbourhoods. This stunning 3030 sq. ft. custom-built infill showcases exceptional craftsmanship and high-end finishes throughout. Step inside to discover hardwood floors flowing through the main and upper levels, creating warmth and elegance. The gourmet kitchen is a chef's dream, featuring stone countertops, high end appliances, butlers pantry, and sliders opening up to the yard for a seamless, modern look. The Vaulted primary suite is a private retreat, a spa-inspired ensuite offering in-floor heating, and a spacious walk-in closet. Enjoy year-round comfort with central air conditioning. The triple car garage, upgraded framing, enhanced ceiling height, irrigation system. and private home gym add to the convenience and luxury. Perfectly located near the river valley, U of A, Whyte Ave and downtown, this home is a rare gem.

Built in 2025

### Essential Information

MLS® #	E4442373
Price	\$2,450,000
Bedrooms	5
Bathrooms	4.50



Full Baths	4
Half Baths	1
Square Footage	3,029
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	13804 85 Avenue
Area	Edmonton
Subdivision	Laurier Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 3Y7

### Amenities

Amenities	Ceiling 10 ft., Ceiling 9 ft., Exercise Room, Wet Bar, Infill Property, 9 ft. Basement Ceiling
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer, Wet Bar
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Asphalt, Brick, Hardie Board Siding
Exterior Features	Corner Lot, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Asphalt, Brick, Hardie Board Siding
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 13th, 2025

Days on Market 21

Zoning Zone 10

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